

CITY PLAN COMMISSION  
ARCHITECTURAL REVIEW BOARD MEETING

Monday, March 3, 2008 - 5:30 p.m.  
**City of Clayton – 2<sup>nd</sup> Floor Council Chambers - 10 N. Bemiston Ave.**  
Clayton, Missouri 63105

For further information contact Catherine Powers at 290-8459

**City Plan Commission/Architectural Review Board**  
**A G E N D A**

**ROLL CALL**

**MINUTES** – Regular Meeting of February 4, 2008

**PUBLIC HEARING/NEW BUSINESS**

**A. Rezoning from Residential to Commercial**

**111 & 119 N. Central Ave.**

A public hearing to solicit input and consideration regarding the rezoning of the subject properties from R-3 “One & Two Family Dwelling District” to C-2 “General Commercial District” to allow the properties to be included in a Planned Unit Development (PUD) District Project.

**B. Rezoning to a Planned Unit Development District**

**103, 111 , 119 & 25 N. Central Ave.**

A public hearing to solicit input and consideration regarding the rezoning of 103, 111, & 119 North Central Avenue from C-2 “General Commercial District” and 25 North Central Avenue from CBD Core Overlay District (base zoning of HDC “High Density Commercial” District) to a Planned Unit Development (PUD) District to allow the construction of a two phase, two building mixed-use project.

**C. Preliminary Development Plan**

**103, 111, 119 & 25 N. Central Ave.**

A public hearing and consideration of a request by RJ York SSG, LLC, owner/developer, for a preliminary Development Plan to allow the construction of a two phase, two building mixed-use development project. Phase 1 consists of a 3-story, 420 space parking structure with approximately 18,500 square feet of retail and 9,200 square feet of office space on the properties addressed 103, 111 & 119 North Central Ave. Phase 2 consists of the construction of a 22-story building containing 40 condominium units, 220 hotel suites and 6,650 square feet of ground floor retail on the property addressed 25 North Central Ave. Final Planned Unit Development will be considered when plans for the entire project are ready for presentation.

**CONCEPTUAL REVIEW**

**A. Site Plan Review**

**103, 111 & 119 N. Central Ave.**

Consideration of a request for conceptual review of the site plan associated with Phase 1 consisting of the construction of a 3-story, 420 space parking structure with 18,500 square feet of retail and 9,200 square feet of office space.

**B. Architectural Review**

**103, 111 & 119 N. Central Ave.**

Consideration of a request for conceptual review of the design and materials associated with the construction of Phase 1 (garage structure) to be constructed of stone and glass (facing Maryland Avenue) and stainless steel mesh & rain screening material (facing Central Avenue).

**ARCHITECTURAL REVIEW**

**OLD BUSINESS**

**A. 2<sup>nd</sup> Story Addition to Detached Garage – Single Family Residence**

**7544 Maryland Ave.**

Continued consideration of a request by Aaron & Kelly Walbrandt, owners, for review of the design and materials associated with the construction of a 733 square foot 2<sup>nd</sup> story brick and siding addition above the existing detached 3-car garage.

**ADJOURNMENT**